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NOTIFICATIONS BY GOVERNMENT

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MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT DEPARTMENT
(H2)

CHANGE OF LAND USE FROM LIGHT INDUSTRIAL USE TO RESIDENTIAL USE IN R.S.NO. 207/11B & 225/3A WITH AN EXTENT OF AC.0.917 CENTS – PARK USE ZONE TO RESIDENTIAL USE ZONE IN R.S.NO.207/11B & 208/1 WITH AN EXTENT OF AC.0.695 CENTS OF GUNUPUDI(V), BHIMAVARAM

[G.O.Ms.No.220, Municipal Administration & Urban Development (H2) Department, 18th July, 2018]

APPENDIX
NOTIFICATION

The following variation to the Bhimavaram General Town Planning Scheme, the Master Plan, sanctioned in G.O.Ms.No.951 MA., dated:27.11.1987, proposed in exercise of the powers conferred by clause (a) under sub-section (2) of Section 15 of the Andhra Pradesh Town Planning Act, 1920 (Act VII of 1920) is hereby published as required by clause (b) of sub-section (2) of the said section.

VARIATION

The site, in R.S.No.207/11B, 208/1 and 225/3A to an extent of Ac.2.747 cents of Bhimavaram Town. The boundaries of which are shown in the schedule hereunder and which is earmarked for Light Industrial Land Use, Park Use and Residential land use in the General Town Planning Scheme (Master plan) of Bhimavaram sanctioned in G.O.Ms.No.951 MA., dated:27.11.1987 is now designated for Residential use by variation of change of land use and also based on the Council Resolution No.286, dated:30.11.2013 as marked "A to M" in the revised part proposed land use map G.T.P.No.14/2015/R2 available in the Municipal Office, Bhimavaram town, **subject to the following conditions that;**

1. The applicant shall obtain prior technical clearance from competent authority before commencement of any developmental activity at the site under reference.
2. The provisions of category B2 of Table 14 of Rule 53 of A.P. Building rules 2017 issued vide G.O.Ms.No.119, MA dt:28.03.2017 shall be scrupulously followed.
3. The title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
4. The above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
5. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
6. The change of land use shall not be used as the proof of any title of the land.
7. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
8. The applicant shall provide 9.0 m buffer towards sides where Industrial use is designated as per Master Plan and vacant.
9. Any other conditions as may be imposed by the competent authority.

SCHEDULE OF BOUNDARIES

North	:	Existing 6'-6'' wide field bodhi and closed rice mill in R.S.No.225/2.
East	:	Agricultural lands in R.S No.225/4A and tank in Rs.No.208/2.
South	:	Agricultural lands in R.S.No.206
West	:	Vacant site in R.S.No.225/4A

R. KARIKAL VALAVEN
PRINCIPAL SECRETARY TO GOVERNMENT